

SENATE FILE \_\_\_\_\_  
BY (PROPOSED COMMITTEE ON  
LOCAL GOVERNMENT BILL BY  
CHAIRPERSON QUIRMBACH)

**A BILL FOR**

1 An Act establishing certain definitions relating to instruments  
2 affecting real estate and specifying information to be  
3 contained in index records.  
4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 558.1B, Code 2009, is amended to read as  
2 follows:

3 **558.1B Definitions.**

4 As used in this chapter, unless the context otherwise  
5 requires: ~~,"book",~~

6 1. "Book", "list", "record", or "schedule" kept by a county  
7 auditor, assessor, treasurer, recorder, sheriff, or other  
8 county officer means the county system as defined in section  
9 445.1.

10 2. "Grantee" means the name of the transferee in the  
11 transaction used to create the recording index. For other  
12 instruments affecting real estate, "grantee" includes but is  
13 not limited to a buyer, mortgagee, lender, assignee, lessee, or  
14 party to an affidavit who is not the affiant.

15 3. "Grantor" means the name of the transferor in the  
16 transaction used to create the recording index. For other  
17 instruments affecting real estate, "grantor" includes but is not  
18 limited to a seller, mortgagor, borrower, assignor, lessor, or  
19 affiant.

20 Sec. 2. Section 558.49, subsection 7, Code 2009, is amended  
21 to read as follows:

22 7. The description of the real estate ~~conveyed~~ affected by  
23 the instrument.

24 EXPLANATION

25 This bill defines the term "grantor" for the purposes of Code  
26 chapter 558, relating to conveyances, to be the transferor in a  
27 transaction used to create the recording index. The bill also  
28 specifies that for other instruments affecting real estate,  
29 "grantor" includes but is not limited to a seller, mortgagor,  
30 borrower, assignor, lessor, or affiant. The bill also defines  
31 the term "grantee" for purposes of Code chapter 558 to be the  
32 transferee in a transaction used to create the recording index.  
33 The bill also specifies that for other instruments affecting  
34 real estate, "grantor" includes but is not limited to a buyer,  
35 mortgagee, lender, assignee, lessee, or party to an affidavit

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1 who is not the affiant.

2     The bill amends Code section 558.49 relating to the types of  
3 information kept in index records. The bill requires the index  
4 to include the description of the real estate affected by the  
5 instrument rather than the description of the real estate that  
6 was conveyed.